

SNAPSHOT of HOME Program Performance--As of 09/30/08
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): Lynwood

State: CA

PJ's Total HOME Allocation Received: \$9,047,989

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):*		
					Group	C	Overall
Program Progress:				PJs in State: 92			
% of Funds Committed	96.28 %	94.82 %	24	94.94 %	63	64	
% of Funds Disbursed	87.20 %	83.49 %	35	84.35 %	50	53	
Leveraging Ratio for Rental Activities	0	5.69	83	4.59	0	0	
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	73.69 %	1	81.38 %	100	100	
% of Completed CHDO Disbursements to All CHDO Reservations***	47.40 %	60.98 %	59	68.05 %	20	19	
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	80.00 %	78.15 %	51	79.65 %	37	38	
% of 0-30% AMI Renters to All Renters***	53.33 %	41.60 %	25	44.76 %	63	67	
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	98.33 %	91.58 %	35	94.31 %	44	49	
Overall Ranking:			In State:	46 / 92	Nationally:	33 30	
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$28,850	\$32,063		\$25,245	60 Units	21.70 %	
Homebuyer Unit	\$64,385	\$19,349		\$14,395	28 Units	10.10 %	
Homeowner-Rehab Unit	\$10,455	\$26,200		\$20,186	188 Units	68.10 %	
TBRA Unit	\$0	\$2,753		\$3,142	0 Units	0.00 %	

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (57 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (194 PJs)

C = PJ's Annual Allocation is less than \$1 million (297 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): Lynwood CA

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$28,850	\$177,070	\$10,455
State:*	\$122,779	\$107,438	\$26,987
National:**	\$88,539	\$71,594	\$22,853

CHDO Operating Expenses:
(% of allocation)

PJ: 0.0 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.06

RACE:	Rental %	Homebuyer %	Homeowner %	TBRA %
White:	25.4	3.6	10.6	0.0
Black/African American:	33.9	28.6	38.8	0.0
Asian:	0.0	0.0	0.0	0.0
American Indian/Alaska Native:	1.7	0.0	0.5	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0
Asian and White:	0.0	0.0	0.0	0.0
Black/African American and White:	0.0	0.0	0.0	0.0
American Indian/Alaska Native and Black:	0.0	0.0	1.1	0.0
Other Multi Racial:	0.0	0.0	0.5	0.0
Asian/Pacific Islander:	0.0	0.0	0.0	0.0

ETHNICITY:

Hispanic	39.0	67.9	48.4	0.0
----------	--	--	--	---

HOUSEHOLD SIZE:

1 Person:	62.7	3.6	16.5	0.0
2 Persons:	5.1	3.6	25.0	0.0
3 Persons:	8.5	25.0	11.2	0.0
4 Persons:	5.1	25.0	24.5	0.0
5 Persons:	15.3	14.3	13.3	0.0
6 Persons:	0.0	10.7	5.9	0.0
7 Persons:	3.4	10.7	2.1	0.0
8 or more Persons:	0.0	7.1	1.6	0.0

HOUSEHOLD TYPE:

Single/Non-Elderly:	10.2	14.3	10.6	0.0
Elderly:	59.3	0.0	35.1	0.0
Related/Single Parent:	3.4	10.7	14.9	0.0
Related/Two Parent:	25.4	71.4	34.6	0.0
Other:	1.7	3.6	4.8	0.0

SUPPLEMENTAL RENTAL ASSISTANCE:

Section 8:	0.0	0.0 [#]
HOME TBRA:	0.0	
Other:	0.0	
No Assistance:	100.0	

of Section 504 Compliant Units / Completed Units Since 2001 2

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

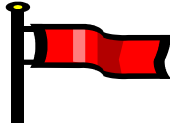
Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



HOME PROGRAM SNAPSHOT WORKSHEET - RED FLAG INDICATORS

Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): Lynwood State: CA Group Rank: 33
 State Rank: 46 / 92 PJs (Percentile)
 Summary: 1 / Of the 5 Indicators are Red Flags Overall Rank: 30
 (Percentile)

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 72.00%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.30%	47.4	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	80	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 89.50%	98.33	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.060	4.06	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

Page 3

